



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 308/23

STAFF SUMMARY

Address: 3808 S. Edmunds St. – Fremont Brewing
Record #: DONH-COA-00990

Applicant representative: Patrick Gurely, Mallet Design Build

Summary of proposed application:

Exterior alterations – Exterior alterations and signage – Proposed alterations include: (1) replacement of fixed storefront windows with operable, sliding windows on either side of the entrance; (2) reconfiguration of the entry vestibule; (3) exterior paint colors; and (4) new signage (Fremont Brewing). The applicant will present alternate paint schemes during the meeting.

See plans and photographs via the link below:

Presentation documents are available on our website under the 9/5/23 meeting date:

<https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/columbia-city-landmark-district#agendasminutes>

Staff comments:

- It is the staff opinion that the proposed storefront window and entry way alterations and signage are consistent with SMC 25.20 and Columbia City Landmark District Design Guidelines.
- Chapter 25.20 of the land use code allows administrative review of the majority of the proposed work; however, it is the staff opinion that the proposed preferred color scheme is not compliant with the **Columbia City Landmark District Design Guidelines, Guidelines/Specific, 3. Building Surface Treatments**, which states: *“Approved surface treatments shall be consistent with the historic qualities of the District.”* Further under subsection B, the guidelines state that painted surfaces should be *“Repainted with subdued colors that are appropriate and consistent with the building and other buildings in the District.”*

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

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It is the staff perspective that the proposed colors are not subdued and the shade of blue as the base color is not consistent with other buildings in the District. As a result, the proposed paint colors cannot be reviewed administratively and staff asks for a recommendation from the Columbia City Review Committee.

The Board shall make a recommendation to staff on whether to approve, approve with conditions or deny the proposal, or determine whether the application should be reviewed by the Landmark Preservation Board for a final decision.

PROPOSED MOTION, with conditions

I move that the Columbia City Review Committee recommend that the Columbia City Landmark District Coordinator administratively approve a Certificate of Approval for exterior alterations and signage at 3808 S. Edmunds St. and ***condition approval of paint colors upon the applicant's submission of an alternate paint scheme that complies with the Columbia City Landmark District Design Guidelines for Building Surface Treatments.*** [Please specify if the CCRC is recommending final review of paint colors by staff, review by the Columbia City Review Committee at a future meeting or referral to the Landmark Preservation Board.]

The Committee directs staff to issue a Notice of Decision, based on consideration of the application submittal and Committee discussion at the September 5, 2023 public meeting.

This action is based on the **following applicable sections of the Columbia City Landmark District Design Guidelines:**

GUIDELINES/SPECIFIC

2. Building Materials and Fixtures. Integrity of structure, form and decoration should be respected. Building facades should be brick, wood, or other materials that are in keeping with the historic character of the District. Exterior light fixtures shall be in keeping with the historic character of the District.

3. Building Surface Treatments. Approved surface treatments shall be consistent with the historic qualities of the District. No paint shall be applied to unpainted masonry surfaces. Painted surfaces shall be:

- a. Repainted with the original historic color(s) of the building, provided that the business or property owner obtains a professional color analysis; or
- b. Repainted with subdued colors that are appropriate and consistent with the building and other buildings in the District. Local paint stores have an "historic colors" palette that may be useful as a guide. The Board Coordinator also has a palette of historic colors that may be used as reference.

4. Storefront. Building facades should have a greater proportion of window and door openings than wall spaces on pedestrian levels. Any exterior façade alteration shall respect the original architectural integrity of the storefront. Recessed entryways and/or alcoves shall be maintained for existing street-level storefronts. Original fenestration shall be preserved (i.e., windows, transom areas, and door design). Storefront materials should be brick, wood, concrete, and tile, or a combination thereof.

11. Signs. All signs on or hanging from buildings or windows, or applied to windows, are subject to review and approval by the Review Committee and Board. Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to the use of the building, the building and street where the sign will be located, and the other signs and other buildings in the District.

b. Blade Signs. Blade signs (double-faced projecting signs hanging perpendicular to the building), that are consistent in design with District goals are encouraged. Blade signs shall be installed in a manner that is in keeping with other approved blade signs in the District. They shall not hide, damage, or obscure the architectural elements of the building. The size should be appropriately scaled for the building.

g. Sign Lighting. Sign lighting should be subdued and incandescent. Back-lit signs are prohibited. Signs that flash, blink, vary in intensity, revolve or are otherwise in motion or appear to be in motion shall not be permitted.

h. Neon Signs. Neon may be permitted where judged appropriate on a case-by-case basis. Size, letter style, color, intensity and overall impact of the neon sign shall be evaluated for compatibility with the other signs and buildings in the District. If a plexiglass backing is proposed, it shall be clear and colorless. Neon signs should be designed to reflect the unique nature of the use within the building. Mass-produced neon signs are strongly discouraged.

The number of allowable neon signs shall be limited to one for each 10 linear feet of business frontage or portion thereof. Signs need not be spaced one per 10 feet, but may be clustered, provided the grouping does not obscure visibility into the business. Permitted neon signs may be located in transom windows. Neon is permitted only as signage and shall not be used as decorative trim.

Secretary of the Interior's Standards

- 9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10.** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.